

# HEATHERWILDE & KINGSTON LACY

18607 N HEATHERWILDE BLVD | PFLUGERVILLE, TX 78660



## OFFICE & INDUSTRIAL OUTDOOR STORAGE SITE FOR SALE

- 13.8 acres total.
- Currently leased by MasTec, Inc., an American multinational infrastructure engineering and construction company.
- Hard corner site within the immediate area of SH-130 & SH-45, surrounded by dense residential communities Highland Park North, Highland Park South and the Mansions at Stonehill.
- 970+’ of frontage along Heatherwilde Blvd.
- Signalized intersection with median break on Heatherwilde Blvd.
- Includes a +/- 15,000 SF office building, and multiple ancillary buildings and structures.
- Zoning: GB1

### AREA RETAILERS



Income producing future development land, with +/- 15,000 SF office and multiple ancillary buildings and structures, on 13.8 acres located on the signalized, going home corner of Heatherwilde Blvd and Kingston Lacy Blvd in the heart of Pflugerville’s growth corridor, across the street from Highland Park Elementary School, at the main entrance to the Highland Park North subdivision.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Population	13,386	107,154	250,597
Avg HH Income	\$124,354	\$144,032	\$127,070
Total Households	4,510	38,178	91,942

### CONTACT FOR MORE INFORMATION

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Principal | Director of Brokerage  
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**JEFF R. LEWIS**  
Principal  
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CITY OF  
PFLUGERVILLE



HEATHERWILDE BLVD

KINGSTON LACY BLVD











HIGHLAND PARK  
ELEMENTARY  
636 STUDENTS

HEATHERWILDE BLVD

KINGSTON LACY BLVD











FUTURE HOTEL

FUTURE MIXED-USE DEVELOPMENT

45  
TOLL

Public Storage

CITIZEN HOUSE  
PFLUGERVILLE  
334 UNITS

PFLUGERVILLE  
BUSINESSPARK

LIVING SPACES  
530,000 SF  
Retail and Industrial

360,000 SF  
CLASSA  
INDUSTRIAL

VICTORY CITY  
CHURCH

Skybox - Prologis  
141,000 SF  
DATA CENTER



ENDEAVOR  
MONTESSORI

swish

HIGHLAND PARK  
ELEMENTARY  
636 students

CRUX  
CLIMBING  
CENTER

KINGSTON LACY BLVD



CITY OF  
PFLUGERVILLE

SPRINGBROOK  
CORPORATE CENTER

SITE

THE  
PFARM

N HEATHERWILDE BLVD

NEW MEISTER LN





**SITE**

SABEY DATA CENTER  
430,000 SF

45  
TOLL

GATTIS SCHOOL RD

SPRINGBROOK CORPORATE CENTER

FUTURE HOTEL

FUTURE MIXED-USE DEVELOPMENT

350,000 SF INDUSTRIAL

LIVING SPACES

SPRINGBROOK SOUTH COMMERCE CENTER

Ascension Seton

STONEHILL TOWN CENTER

PFLUGERVILLE PKWY

HEATHERWILDE BLVD

PFLUGERVILLE PKWY

DESSAU RD

130  
TOLL

INTERSTATE 35

INTERSTATE 35

H-E-B plus!

130  
TOLL

DELL  
Walmart\*

H-E-B

TARGET

TARGET

COSTCO WHOLESALE

WATERPARK

Walmart\*

ALDI

Baylor Scott & White HEALTH

H-E-B











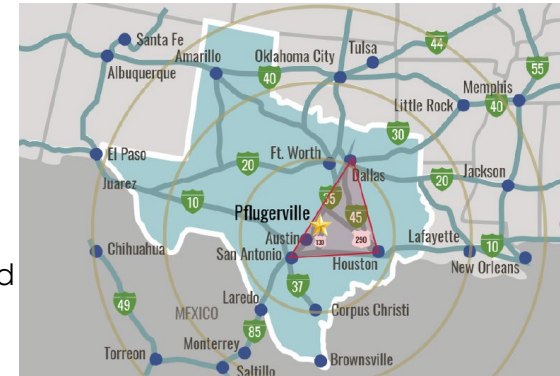


Pflugerville is strategically located in the heart of the Texas Triangle, offering convenient access to Austin, San Antonio, and Houston. More than 75% of the Texas available workforce is concentrated to the Texas Triangle.

Pflugerville offers convenient access to major highways, including IH-35, the primary trade corridor linking the U.S., Mexico, and Canada. Additionally, SH-45 and SH-130 also run directly through the middle of the city, enhancing connectivity.

Over the past decade, Pflugerville has emerged as one of the fastest-growing cities in the U.S, more than tripling its population.

Pflugerville offers a prospering economic climate with generous business incentives, a skilled workforce, seamless expansion opportunities and an existing state-of-the-art infrastructure along prime US trade routes.



## PFLUGERVILLE ★ TEXAS



Median Home Price:  
\$408,000

Population: 66,531  
Median Age: 36.19



Labor force : 41,801

Estimated **\$2 Billion Dollars**  
in retail sales potential



**3rd** Fastest growing city in U.S.A  
(with a 35% population growth within 3 miles since 2020)

Median Household Income: \$114,823  
Travis County Median Income: \$95,200



Pflugerville has a total of **2,233** businesses.  
The leading industries are Construction, Education,  
Retail, and Accommodation and Food Services.

**“America’s Best Places to Live”**

named as one by Money Magazine in 2012, 2013, 2015 & 2017

[www.pfdevelopment.com](http://www.pfdevelopment.com)



# INFORMATION ABOUT BROKERAGE SERVICES



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information on about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listening to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party

to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - \* that the owner will accept a price less than the written asking price;
  - \* that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - \* any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

## LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Ironwood Commercial Brokerage, LP

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

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Casey R. Kopecky

Sales Agent/ Associate's Name

602642

License No.

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Email

512.477.2221

Phone

Buyer/Tenant/Seller/Landlord Initial

Date



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